



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

June 15, 2015  
1507-PUD-12  
Exhibit 1

**Petition Number:** 1507-PUD-12

**Petitioner:** Estridge Development Management, LLC

**Request:** A text amendment to modify the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District of the Harmony Planned Unit Development (PUD) District

**Current Zoning:** Harmony PUD District (Ordinance 12-14)

**Current Land Use:** Residential / Agricultural

**Approximate Acreage:** 277 acres +/-

**Zoning History:**

1205-PUD-05	Original PUD Ordinance (Ord. 12-14)	(01/14/2013)
1405-DP-16	Development Plan (Section 1 & 2)	(05/19/2014)
1405-SPP-13	Primary Plat (Section 1 & 2)	(05/19/2014)
1405-SFP-17	Secondary Plat (Section 1)	(10/23/2014)
1408-SFP-28	Secondary Plat (Section 2)	(04/10/2015)
1409-SPP-18	Primary Plat (Mixed Use District)	(Withdrawn)
1501-PUD-01	PUD Text Amendment	(01/26/2015)
1502-SPP-07	Primary Plat (Section 3)	(03/16/2015)
1502-ODP-01	Overall Development Plan (Section 3)	(03/16/2015)
1504-SFP-13	Secondary Plat (Section 3)	(Pending)

**Exhibits:**

1. Staff Report
2. Location Map
3. Harmony District Map
4. PUD Ordinance Excerpts
5. Amendment Ordinance
6. Exhibit B: Front Façade Gable Examples
7. Exhibit C: Village Collection Homes

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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**PETITION HISTORY**

This petition was introduced at the June 8, 2015, City Council meeting. The petition will receive a public hearing at the June 15, 2015, Advisory Plan Commission (the "APC") meeting.

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**PROCEDURAL**

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the



January 15, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

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## **PROJECT OVERVIEW**

**Project Location:** The subject property (collectively, the "Property") is approximately two-hundred and seventy-seven (277) acres located along the west side of Ditch Road, both north and south of 151<sup>st</sup> Street (see **Exhibit 2**).

**Amendment Request:** The Petitioner is requesting an amendment to the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District, as further described below:

1. **Primary Plane:** The proposed amendment adds clarity to the term "primary plane"<sup>1</sup> and incorporates it into the Definitions (*Article 6*) of the PUD Ordinance. This added clarity will allow the Petitioner to develop homes similar to those depicted at **Exhibit 6**.
2. **Development Standards:** The PUD Ordinance requires various development standards for the development of multi-family uses in the Mixed Use District (identified as **Area A** on the Harmony District Map at **Exhibit 3**). The proposed amendment would modify the following:
  - a. **Minimum Setback from Internal Driveways/Parking Areas**<sup>2</sup>: The PUD currently requires a minimum ten (10) foot setback from internal driveway/parking areas. Since the adoption of the PUD Ordinance, the Petitioner has been working with a multifamily developer and has encountered environmental difficulty in designing the site in compliance with this standard. The Petitioner desires to develop the site similar to the Union Street Flats. This standard is not in the Union Street Flats PUD District ordinance. As a result, the proposed amendment would remove this standard from the ordinance.
  - b. **Maximum Building Height**<sup>3</sup>: The PUD currently requires a maximum building height of forty (40) feet. Additionally, the PUD requires that multifamily uses be developed in substantial compliance with the character exhibits included in the PUD Ordinance at **Exhibit F**. The Petitioner desires a three (3) story product with a variation of roof pitches; however, three stories with a higher roof pitch would exceed forty (40) feet. As a result, this amendment modifies the forty (40) foot height requirement to three (3) stories.
3. **Architectural Standards:** The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards<sup>4</sup>: "defined architectural designs" or "conventional design guidelines" (see PUD Ordinance excerpts at **Exhibit 3**).

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<sup>1</sup> Section 3.4(B)(1) Architectural Standards of the PUD Ordinance

<sup>2</sup> Section 2.4(D) Development Standards for Multifamily Uses within the Mixed Use District

<sup>3</sup> Section 2.4(I) Development Standards for Multifamily Uses within the Mixed Use District

<sup>4</sup> Section 3.4(A) Architectural Standards of the PUD Ordinance



- a. Rear-Loading Lots: Since the adoption of the PUD Ordinance, David Weekly Homes (one of the two home builders in Harmony) has designed a series of homes called the "Village Collection Homes" (see Exhibit 7) for rear-loading lots.

The Village Collection Homes, which are rear-loading homes, do not neatly meet the standards of either the "defined architectural designs" or "conventional design guidelines". As a result, this amendment will allow a third option for homes on rear-loading lots to be substantially similar to the "Village Collection Homes" (incorporated as Exhibit B of the proposed amendment ordinance and at Exhibit 7).

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### **STATUTORY CONSIDERATIONS**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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### **STAFF COMMENTS**

1. Hold a public hearing at the June 15, 2015, APC meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at (317) 910.2927 or [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov).